



Lansdowne Place, Hove

Asking Price
£160,000
Leasehold

- CLOSE TO MAINLINE STATIONS
- STUNNING PERIOD FEATURES
- IDEAL FIRST TIME BUY OR INVESTMENT
- WALKING DISTANCE TO THE BEACH
- SEPARATE KITCHEN TO LIVING SPACE

Robert Luff & Co are delighted to bring to market this ground floor, studio apartment situated within a stunning Regency building. Accommodation offers; a separate kitchen to your living space, period features and stunning high ceilings. This light and airy flat is also only a stones throw away from the beach.

Lansdowne Place is situated off Western Road and Church Road which provides an extensive range of shops, bars, cafés, restaurants and individual boutiques and both Brighton and Hove mainline stations are approximately 0.7 miles away.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Agent Notes

Leasehold: 100 Years Remaining

Service Charge: £1161 PA

Ground Rent: £100 PA

EPC: D

Council Tax: A



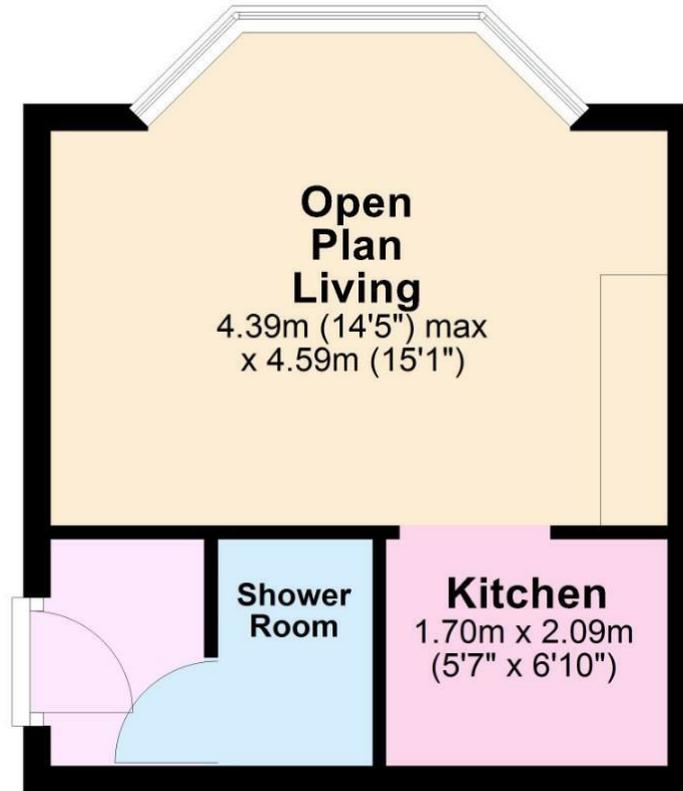
28 Blatchington Road, Hove, East Sussex, BN3 3YU

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Floor Plan

Approx. 22.5 sq. metres (242.1 sq. feet)



Total area: approx. 22.5 sq. metres (242.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.